

June 17, 2016

Zoning Committee Public Hearing
Anthony Guido

This public hearing was called to order at 10:00 am by Zoning Committee Chairman Bob Schneider. This hearing has been posted and published as required by Wis. Stats and LdF Zoning Ordinance 93.4.

Introductions were made. Zoning Committee members present were: Bob Schneider (Chairman) Darwin Lohse, Rob Milburn, Janet Konopacki and Dan Shanahan. Also present is Sue Ackland, Town Zoning Administrator, Donna Szarek (Zoning Committee Secretary) and property owner, Anthony Guido.

Mr. Guido has turned in 6 green cards today, none were returned to the sender.

The agenda for this meeting is a request from Anthony Guido for an addition to his existing structure that is non-conforming to the side lot.

Bob Schneider asks Mr. Guido to explain what he is asking the committee at this meeting.

Mr. Guido explains that his home was built in the 1950's and the existing bathroom in it is very small. He is looking to expand it and it would be very difficult to update it within the current structure. He had a surveyor make up the drawing of the improvement to make sure that he was within code. This is when he found out that he was too close to the lot line abutting the tribal land. He states that he is not moving in that direction with the improvement. He is moving towards the lake side. His plan is to create a handicapped bathroom that he and his wife and grandson who is also handicapped will be able to utilize more easily.

There is continued discussion regarding the history of Mr. Guido's home construction.

Bob Schneider asks Mr. Guido if he was aware of the property being too close to the side lot line.

Mr. Guido states that he did not know. He states that he found out during the process of preparing for the improvements. He also states that the surveyor came out and made sure that he was within the legal parameters of the lake. He is not building closer to the lot line he is just following the existing building.

Darwin Lohse asks Mr. Guido: but the clearing after your proposed construction would be 6 feet 3 inches. Is that correct?

Mr. Guido states yes, it would not exceed what has already been there for many years.

Darwin asks if the surrounding property on the lot line is tribal and if any buildings are on it.

Mr. Guido states, yes it is all tribal but there are no structures on it.

Darwin states that, code would state that the addition be 15 feet.

Sue Ackland affirms this and states that because he is not going any closer to the lot line but paralleling it is the only reason for the CUP. If he was to go closer than the closest spot of the house then he would be required to have a variance.

Bob Schneider asks if there were any other places within the home that he could put the bathroom.

Mr. Guido states that because the septic follows that side of the building he chose to put the bathroom in that location.

Darwin asks where the septic field is in relation to where the bathroom is now.

Mr. Guido states that the septic field is straight south under the driveway. It runs to the front of the house.

There is discussion as to what is considered the front and back of the house. It is determined that the lake side is considered the front.

Mr. Guido states that he is basically swapping out one bathroom for another. He is not making any other changes.

Bob Schneider states that he does not have the rest of Mr. Guido's floor plan.

Janet Konopacki asks how the original bathroom compares to the new bathroom proposed. Is it going farther out?

Mr. Guido states no it is right next to it. Where the closet and storage is marked on the floor plan is the old bathroom.

There is discussion regarding the floor plan and where the bathrooms are located.

Darwin asks what the access doors are for that are on the floor plan.

Mr. Guido states that is how he gets down to all the piping underneath. That is existing. The access door is cut into the concrete and it was fitted with a door. It is like a crawl space. Under the existing bathroom I have a jack that is holding that floor up.

Bob Schneider asks, had you considered other places in or on your building to put the new bathroom.

Mr. Guido states the well is on that side. The house is all on a slab. No matter where I would build it I would have to go up a second floor. The only place that has a foundation is that corner where it was separated because it was undermined.

Darwin states that what he thinks Mr. Guido is saying is that any other location would be much more expensive. He would have to lay new piping and excavate.

Bob Schneider asks if the committee has any other questions.

Darwin asks if there was an issue with any of the green cards that were sent out.

Mr. Guido gives the returned green cards to Donna Szarek.

Bob Schneider asks Donna if there was any correspondence relating to the proposal of the improvement.

Donna states, no. There was none.

Darwin asks, so the tribe is aware of this because they received a green card and they returned it?

Donna Szarek states that yes, the tribe did return the green card.

There were no further questions from the committee.

Bob Schneider recommends a motion be made to approve the request for the CUP.

Janet Konopacki seconds the motion.

Bob Schneider asks if there is any discussion on the motion.

There is none.

Bob Schneider asks for a vote.

Darwin Lohse: In Favor

Rob Milburn: In Favor

Janet Konopacki: In Favor

Dan Shanahan: In Favor

Bob Schneider recommends a motion to adjourn.

Darwin motions to adjourn.

Rob Milburn seconds the motion to adjourn.